



Department of Planning and Building San Luis Obispo County

8/29/91

Alex Hinds, Director
Bryce Tingle, Assistant Director
Barney McCay, Chief Building Official
Norma Salisbury, Administrative Services Officer

D. Sydney Brown

312 W. 7

Claremont, CA 91711

SUBJECT: D910045P BROWN

Your application has been reviewed by the Planning Department and the following information is required before it can be accepted for processing as required by California Government Code Section 65943:

1) Please submit revised plans showing no extra plumbing fixtures - remove toilet + sink. 2) Please submit an archaeological mitigation plan prepared by a subsurface qualified archaeologist. 3) State height of new building 12'6"

To avoid a loss of time and materials, please submit all the information at one time and clearly mark the project number on a cover sheet.

It must be emphasized that this requirement is based only on our initial review. During the processing of the application by the Environmental Coordinator, and following a more detailed staff evaluation, additional information may be required. This information may include supplemental environmental data, as well as landscape plans, drainage plans, construction details, title information, utility and access information, traffic data or other on and off-site information.

Please provide us with the information listed above at your convenience so that we may initiate processing your application. Unless the requested information is received within 90 days of this letter, as required by Section 22.02.056(a) of the Land Use Ordinance or 23.02.056(a) of the Coastal Zone Land Use Ordinance, this application will be deemed withdrawn.

If you have any questions concerning these requirements, please contact me at (805) 549-5600.

Sincerely,

Development Review Section

D-1 (395K/3288K)
03/21/89

RECEIVED

SEP 23 1991

Ans'd. M. J.

RECEIVED

SEP 20 1991

Ans'd. M. J.

Staff Report

San Luis Obispo County Department of Planning and Building

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT TENTATIVE NOTICE OF ACTION

FILE NO: D910045P

AGENDA DATE: NOVEMBER 15, 1991

APPLICANT/AGENT: SYDNEY BROWN

APPROVAL(S) REQUESTED: MINOR USE PERMIT

ENVIRONMENTAL DETERMINATION: CATEGORICAL EXEMPTION

STAFF RECOMMENDATION: APPROVAL SUBJECT TO FINDINGS AND CONDITIONS

PROJECT DESCRIPTION: ADDITION OF AN APPROXIMATELY 448 SQUARE FOOT
ART STUDIO AND DRESSING ROOM TO AN EXISTING SINGLE FAMILY RESIDENCE

LAND USE ELEMENT CATEGORY: RESIDENTIAL SINGLE FAMILY

PROJECT LOCATION:

Planning Area: Estero

Community: Los Osos

Site: 656 Santa Lucia Avenue

SITE CHARACTERISTICS:

Area: 12,000 sq.ft.

Topography: Gently sloping

Vegetation: Landscaped

Water Supply: Community

Sewage Disposal: Standard Septic System

Existing Use & Improvements: Single Family Residence

SURROUNDING LAND USES:

North: Morro Bay

South: Residential

East: Residential

West: Residential

GENERAL PLAN INFORMATION:

Planning Area Standards: None Applicable

ACCEPTANCE DATE: 10-7-91

D910045P

BROWN

NOVEMBER 18, 1991

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PROJECT EVALUATION:

The proposed project consists of a 448 square foot art studio and dressing room addition to an existing single family residence. The new room will be located between the existing garage and the main residence. The proposed project meets all the standards set forth in the Coastal Zone Land Use Ordinance.

The proposed project site is archaeologically sensitive and an archaeological survey has been conducted. It has been determined that the site be hand excavated and that a Native American be present to monitor all ground disturbance activities. These recommendations will effectively mitigate the disturbance caused by the project addition.

FINDINGS:

- A. As conditioned the proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowable use under Table O of the Land Use Element and is consistent with all other General Plan policies.
- B. As conditioned, the project or use satisfies all applicable provisions of Title 23 of the San Luis Obispo County Code.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health and safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the use is a minor addition to an existing single family residence.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is in a neighborhood of single family residences.
- E. The project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because Santa Lucia Avenue is constructed to a level to be able to handle the additional traffic generated by this use.

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FINAL ACTION:


The tentative approval of this project will become the final action on the project effective the 15th day following the Administrative Hearing unless the tentative decision is changed as a result of information obtained at the hearing or is appealed to the County Planning Commission pursuant to Section 23.01.042 of the Coastal Zone Land Use Ordinance or to the California Coastal Commission pursuant to Section 23.01.043 of the Coastal Zone Land Use Ordinance.

CONDITIONS OF APPROVAL
D910045P

AUTHORIZED USE

1. This approval authorizes the construction of a 448 square foot addition to an existing single family residence.
2. Site development shall be consistent with approved site plan.

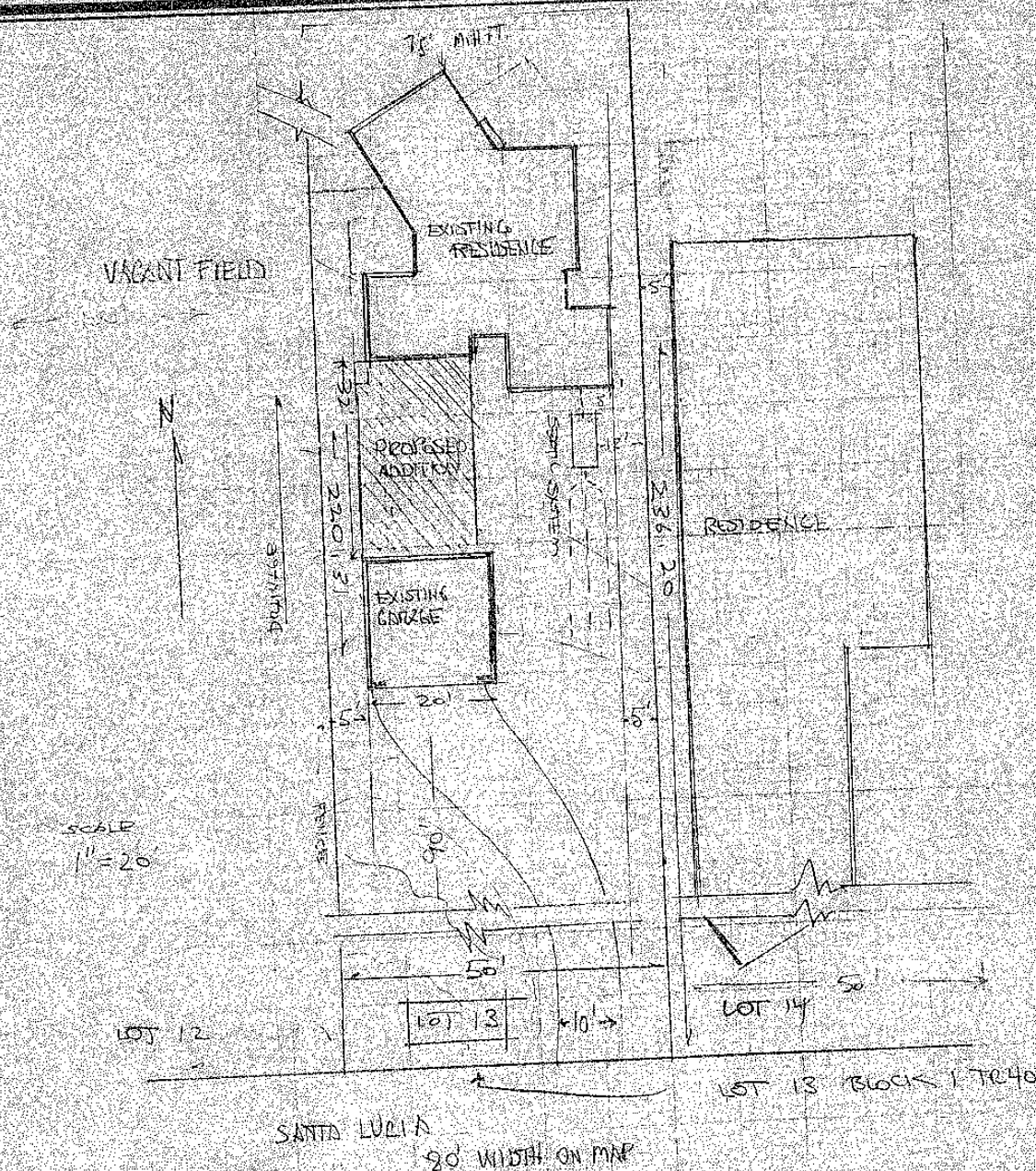
ARCHAEOLOGY

- 
3. At least 10% of the proposed soil disturbance area shall be hand excavated and analyzed by a subsurface qualified archaeologist.
 4. The applicant shall retain a qualified archaeologist and Native American to monitor all earth disturbing activities on the subject property.
 5. Upon completion of all monitoring and mitigation measures, the applicant shall submit a letter from the consulting qualified archaeologist summarizing the results of all activities and confirming that all of the mitigation measures have been met. This letter shall be submitted to the Department of Planning and Building prior to final inspection and occupancy.
 6. The proposed addition shall not be allowed to have any additional plumbing fixtures.

Property and Project Layout (See in options on back)

San Luis Obispo County Department of Planning and Building

38-681-018



VICINITY MAP



TO BE COMPLETED BY STAFF

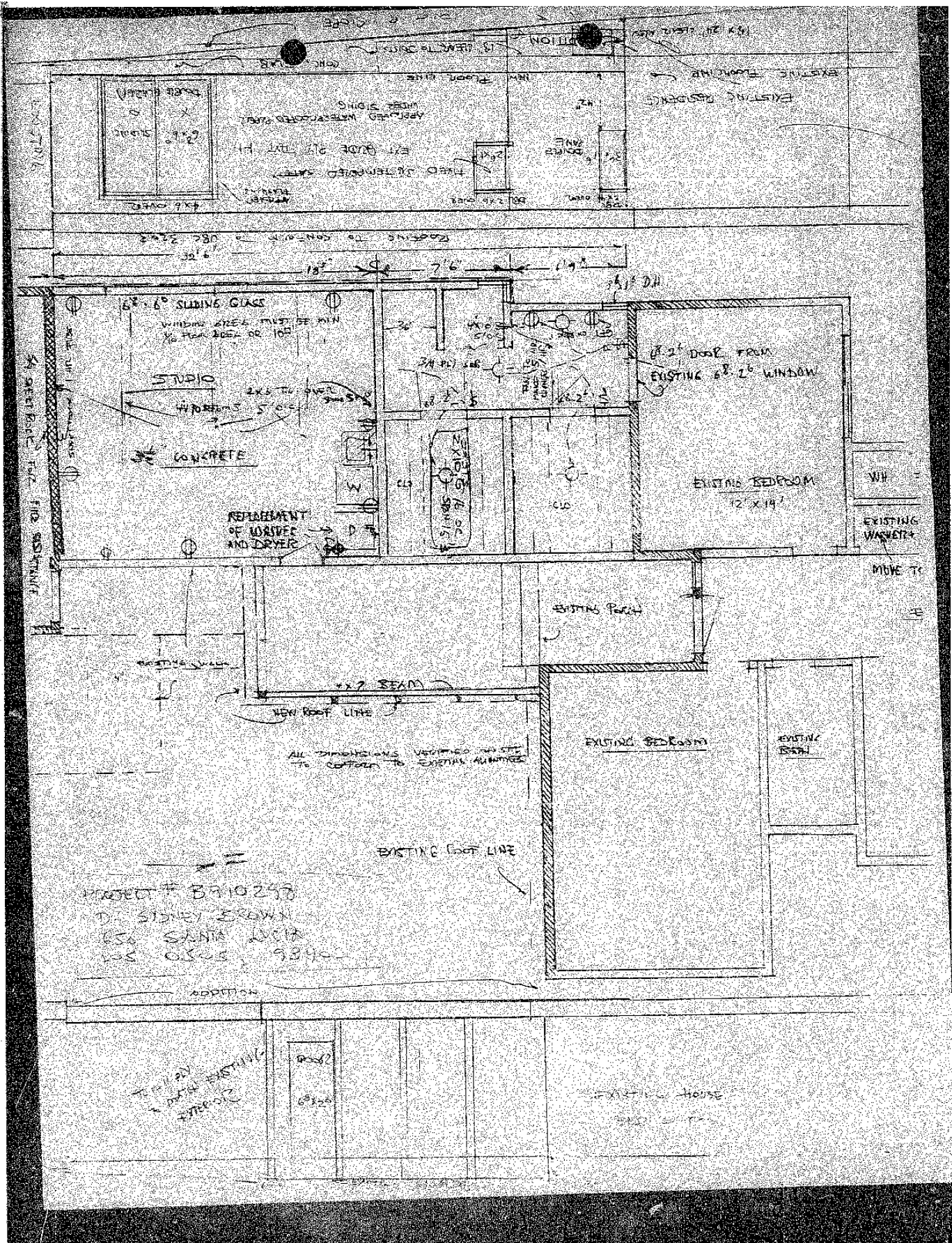
REQUIREMENTS TO BE MET PRIOR TO PERMIT ISSUANCE:

- ☐ DEED VERIFICATION
- ☐ FIRE SAFETY PLAN
- ☒ LAND USE APPROVAL
- ☐ SCHOOL FEES
- ☐ GRADING APPROVAL
- ☐ CO. ENG. (D, E, C)
- ☐ RECORD DOCUMENT
- ☐ CC&S PERF. BOND

INITIATED BY
INITIAL/DATE

RELEASED BY
INITIAL/DATE

MUP



PERMIT NO.
87261

MAILING ADDRESS: COUNTY GOVERNMENT CENTER, SAN LUIS OBISPO, CA 93401

STRUCTURES/BUILDINGS

MODULAR/MOBILE HOME

FOUNDATION AND SETBACK INSPECTIONS

To be Made Before Concrete Is Poured

Setback, Excavations 1/16/2012

Footings, Forms, Steel 1/16/2012

Slab 1/16/2012

Other Footings (Specify) 1/16/2012

Block, Steel (Pre-Grout) 1/16/2012

Concrete Encased Ground 1/16/2012

Temp Power: Main Panel 1/16/2012 Other 1/16/2012

SUB-FLOOR/UNDER-SLAB INSPECTIONS

To be Made Before Sub-Floor Is Laid or Slab Poured

Foundations 2/28/12 TH

Joists and Sills 2/28/12 TH

Drain Plumbing (Water Test) 2/28/12 TH

Water Lines (Press Test) 2/28/12 TH

ROUGH INSPECTIONS

To be Made Before Insulation or Drywall is Applied

Framing 6/17/12

Wiring 6/17/12

Top Plumbing 6/17/12

Heating 6/17/12

Roof Nailing 6/17/12

Sheet Nailing 6/17/12

Trapping Hardware 6/17/12

Gas Lines (Air Test) 6/17/12

Roof Covering 6/17/12

Stucco Work 6/17/12

Fireplace/Chimney 6/17/12

Insulation: Walls 2/28/12 Ceiling 2/28/12 Floor 2/28/12

Drywall 2/28/12

Drainance App 2/28/12

Fire Dist 2/28/12

Health Dept 2/28/12

Encroachment 2/28/12

OUTDOOR UTILITY INSPECTIONS

Sewer Line (Water Test) 2/28/12

Septic Tank/Leach Lines 2/28/12

Gas Lines (Air Test) 2/28/12

Electric Conduit/Cable 2/28/12

Water Line 2/28/12

Water Service 2/28/12

FINAL INSPECTIONS

Do not occupy building until these are signed

Finish Grading 2/28/12

Mechanical 2/28/12

Electrical 2/28/12

Plumbing 2/28/12

Building 2/28/12

COMMENTS AND CORRECTIONS

Under floor gas supported & sized properly 2/28/12 TH

See 2/28/12 TH 2/28/12 TH 2/28/12 TH

FOUNDATION

Setback, Excavations 1/16/2012

Footings 1/16/2012

Piers 1/16/2012

Clearances, Ventilation 1/16/2012

Aerobic Panels 1/16/2012

Steel 1/16/2012

Tie Downs 1/16/2012

FRAME

Leveling of Floor 1/16/2012

Truss, Floor Connection 1/16/2012

Stairs 1/16/2012

ELECTRICAL

Continuity, Ground 1/16/2012

Reader Assembly 1/16/2012

Dis-connected, Pedestal 1/16/2012

Crossover 1/16/2012

PLUMBING

Gas test 1/16/2012

Water test 1/16/2012

Septic Tank 1/16/2012

Leach Field 1/16/2012

Sewer Hook-up 1/16/2012

MECHANICAL (additional)

Insulation 1/16/2012

Heating Ducts 1/16/2012

Power Hook-up 1/16/2012

FINAL

Road Encroachment 1/16/2012

Skirting 1/16/2012

Roof Cap 1/16/2012

Service Meter 1/16/2012

Well Approval 1/16/2012

Grading 1/16/2012

Driveway 1/16/2012

B916298

ADD/ALTER RESIDENTIAL SITE INVESTIGATION FORM

INSPECTOR: Make entry on each line (enter "N.A." if not applicable)

SITE CHECK: ☒ OK ☐ Can't do because: ☐ Poor/no vicini map ☐ No site access
Bldg not staked. Comments:PLOT PLAN: ☒ OK ☐ Needs revision because: ☐ Topography incorrect
Existing Well, Structure, Easement, Septic system or Watercourse ☐ Not shown ☐ Location wrong. Comments:ESTIMATED SLOPE: ☐ % in bldg area, ☐ % to ☐ % in road/drive area.SOIL TYPE: ☐ clay in bldg area, ☐ in septic system area.ENGRD FNDN REQD: ☒ No ☐ Yes because: ☐ Slope >20% ☐ Other -POTENTIAL DRAINAGE PROBLEMS: ☒ No ☐ Yes (Describe)RECENT GRADING: ☒ No ☐ Yes; Type: ☐ Pad ☐ Road/driveway. Max cut ☐ ft;
Max fill ☐ ft; total ☐ cu yds; Min distance from property line ☐ ft.

Comments:

SEWAGE DISPOSAL SYS: ☐ OK ☐ Problem: ☐ Addition encroaches on expansion area
☐ Two additional bdrms require system verification or redesign.TREE REMOVAL: Trees of 8" dia or more will be/have been removed ☐ No ☐ Yes.ENCROACHMENT: Is there existing paved encroachment at county road nearest to
property (leading directly to property or to access road)? ☐ Yes ☐ NoOVERHEAD POWER LINES/KNOWN UTILITY EASEMENTS ON SITE: ☐ No ☐ YesPROBABLE LAND USE VIOLATIONS: ☐ No ☐ Yes:

SITE CHK REQTS/OTHER COMMENTS:

No spec. req.

HOLD	DESCRIPTION	RES I, S, R, F	COMMENT
04	VERIFY EXIST SEPTIC	<input type="checkbox"/>	<input type="checkbox"/>
06	SURVEY REQUIRED	<input type="checkbox"/>	<input type="checkbox"/>
07	COMM SERV DIST APPVL	<input type="checkbox"/>	<input type="checkbox"/>
08	VERIFY SITE CHK REQ	<input type="checkbox"/>	<input type="checkbox"/>
08	VERIFY SITE CHK REQ	<input type="checkbox"/>	<input type="checkbox"/>
13	REVISE PLOT PLAN	<input type="checkbox"/>	<input type="checkbox"/>
15	DRAINAGE PLAN REQD	<input type="checkbox"/>	<input type="checkbox"/>
75	ENGR SEWAGE DISP SYS	<input type="checkbox"/>	<input type="checkbox"/>
46	GRADING PLAN/PMT REQ	<input type="checkbox"/>	<input type="checkbox"/>
36	SOILS EXPANSION REST	<input type="checkbox"/>	<input type="checkbox"/>
37	SOIL COMPACT REPT	<input type="checkbox"/>	<input type="checkbox"/>
40	ABANDON SEPTIC	<input type="checkbox"/>	<input type="checkbox"/>
19	MISC REQUIREMENT	<input type="checkbox"/>	<input type="checkbox"/>
19	MISC REQUIREMENT	<input type="checkbox"/>	<input type="checkbox"/>

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DATE: 8/30/91 INSPECTOR: [Signature] I.D.#: 125

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